ADMINISTRATOR'S QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 151401 DEEDQC
10/15/2018 11:36:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181015-0101864

THIS INSTRUMENT PREPARED BY:	Jad A. Duncan Attorney at Law 161 Belle Forest Circle Nashville, Tennessee 37221

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Jerry W. James, Chasity Timberman, and Michael Shane Surratt	Same	162-6-145
205 Joann Court		
Nashville, TN 37211		

James M. Surratt died on April 9, 2017. **Jenny Lynn Rodgers** was named as the Administratrix of the **Estate of Connie Lynn Surratt** on April 12, 2018 by order of the Circuit Court for Davidson County, Tennessee, Probate Division, Docket #18P-309 where a holographic will, signed and dated August 21, 2014 by **James M. Surratt,** was admitted to Probate conveying 1/3 of the real property located at 205 Joann Court, Nashville, TN 37211 to **Jerry W. James**. Additionally, **James M. Surratt** was survived by two adult children, **Chasity Timberman and Michael Shane Surratt.**

The Administratrix is duly qualified. The Administratrix, by signing this Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Jenny Lynn Rodgers**, acting as Administratrix of the **Estate of James Michael Surratt**, quitclaims to **Jerry W. James, individually; Chasity Timberman, individually; and Michael Shane Surratt, individually as Tenants in Common,** as authorized by the holographic will admitted to Probate as well as the laws of intestate succession, all right, title and interest in fee simple to the property described, real estate in Nashville, Davidson County, Tennessee:

LAND in Davidson county, Tennessee, being Lot. No. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.

BEING the same property conveyed to James M. Surratt by Executor's Quitclaim Deed from James M. Surratt, Executor of the Estate of Connie Lynn Surratt, of record, Instrument Number 20141112-0104232, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4556, page 718, said Register's Office, and to any setback lines, easements, or other matter shown on the Plan of record in Plat Book 4460, page 52, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

James M. Surratt and James Michael Surratt are one in the same person.

This is improved property known as **205 Joann Court, Nashville, TN 37211**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 10th day of October 2018, the below individual having caused their name to be signed hereto on said day and date.

Jenny Lynn Rodgers

Jenny Lynn Rodgers
Executor of the Estate of James Michael Surratt - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenny Lynn Rodgers,** as Administratrix, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 2018.

NOTARY PUBLIC

My commission expires: 3/8/2022

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for for this transfer is **$ NONE.**

Subscribed and sworn before me, this the 10th day of October 2018.

Affiant

NOTARY PUBLIC

My commission expires: 3/8/2022

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY